027.0	0001	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	910,600	/	910,600
USE VALUE:	910,600	/	910,600
ASSESSED:	910,600	/	910,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93	-95	EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNING MARY TRUSTEE
Owner 2:	93-95 EVERETT ST TRUST
Owner 3:	
Street 1:	95 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE HELEN A--ETAL -
Owner 2:	MANNING MARY B -
Street 1:	95 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 2792 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	451,200	4,600	454,800	910,600
Total Card	0.114	451,200	4,600	454,800	910,600
Total Parcel	0.114	451,200	4,600	454,800	910,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.15 | /Parcel: 326.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18313
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	451,200	4600	4,950.	454,800	910,600	910,600	Year End Roll	12/18/2019
2019	104	FV	346,400	4600	4,950.	483,200	834,200	834,200	Year End Roll	1/3/2019
2018	104	FV	346,400	4600	4,950.	352,500	703,500	703,500	Year End Roll	12/20/2017
2017	104	FV	323,700	4600	4,950.	307,000	635,300	635,300	Year End Roll	1/3/2017
2016	104	FV	323,700	4600	4,950.	261,500	589,800	589,800	Year End	1/4/2016
2015	104	FV	286,200	4600	4,950.	255,800	546,600	546,600	Year End Roll	12/11/2014
2014	104	FV	286,200	4600	4,950.	210,300	501,100	501,100	Year End Roll	12/16/2013
2013	104	FV	298,600	4600	4,950.	200,100	503,300	503,300		12/13/2012

!2234!

PRINT

Date	Time
12/10/20	17:41:42

LAST REV

Date	Time
04/02/19	14:13:22

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE HELEN A--	45827-341		8/10/2005	Family	99	No	No		
	9992-93		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	18313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
10/30/2000	Inspected	201	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02607441
Const Adj.:	0.99732524
Adj $ / SQ:	173.966
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653935
Depreciation:	202720
Depreciated Total:	451215

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

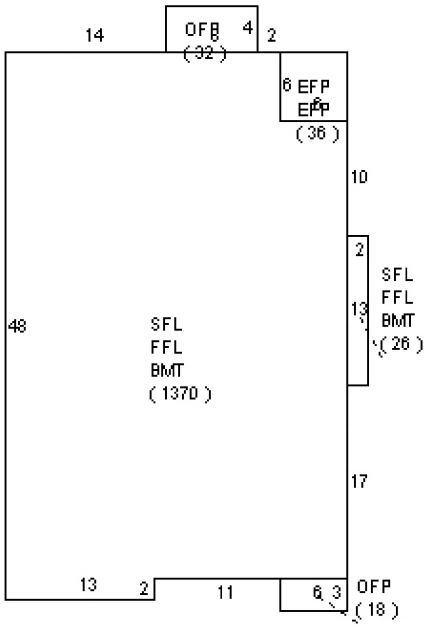
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.97
Special Features:	0	Val/Su Net:	104.69
Final Total:	451200	Val/Su SzAd	161.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,396	52.190	72,857
FFL	First Floor	1,396	173.970	242,857
SFL	Second Floor	1,396	173.970	242,857
EFP	Enclos Porch	72	64.860	4,670
OFP	Open Porch	50	43.880	2,194

Net Sketched Area:	4,310			Total:	565,435
Size Ad	2792	Gross Are	4310	FinArea	2792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1915	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc